

105.0

0002

0006.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED: 1,165,400 / 1,165,400
USE VALUE: 1,165,400 / 1,165,400
ASSESSED: 1,165,400 / 1,165,400
Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
51		MORNINGSIDE DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: BROOKS PAUL C & URSZULA M	
Owner 2:	
Owner 3:	

Street 1: 51 MORNINGSIDE DRIVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: BROOKS PAUL C & URSZULA M -	
Owner 2: -	

Street 1: 51 MORNINGSIDE DRIVE

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

NARRATIVE DESCRIPTION

This parcel contains .492 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1951, having primarily Vinyl Exterior and 3889 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D		Topo				
s		Street				
t		Gas:				

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		21420		Sq. Ft.	Site		0	70.	0.50	4									749,700						749,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	21420.000	404,400	11,300	749,700	1,165,400		67395
							GIS Ref
							GIS Ref
							Insp Date
							10/17/18

PREVIOUS ASSESSMENT		Parcel ID		105.0-0002-0006.0		PRINT				
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	404,400	11300	21,420.	749,700	1,165,400		Year end	12/23/2021
2021	101	FV	388,400	11300	21,420.	749,700	1,149,400		Year End Roll	12/10/2020
2020	101	FV	388,400	11300	21,420.	749,700	1,149,400		Year End Roll	12/18/2019
2019	101	FV	327,500	11500	21,420.	749,700	1,088,700		Year End Roll	1/3/2019
2018	101	FV	327,500	11500	21,420.	642,600	981,600		Year End Roll	12/20/2017
2017	101	FV	327,500	11500	21,420.	599,800	938,800		Year End Roll	1/3/2017
2016	101	FV	327,500	11500	21,420.	514,100	853,100		Year End	1/4/2016
2015	101	FV	325,800	11700	21,420.	460,500	798,000		Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.
CUTONE MARIO	1218-133		3/3/2000		400,000	No	No			
	962-84		11/1/1982		112,000	No	No	Y		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
9/14/2006	770	Addition	100,000	C		G8	GR FY08	ADD 2ND FLR KIT BU	10/17/2018	Meas/Inspect	CC	Chris C
									6/10/2009	Info At Door	189	PATRIOT
									3/30/2001	Inspected	197	PATRIOT
									11/1/2000	Hearing Chag	189	PATRIOT
									7/18/2000	MLS	MM	Mary M
									11/10/1999	Mailer Sent		
									10/27/1999	Measured	263	PATRIOT
									12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 19 - Ranch				Full Bath: 1	Rating: Good														
Sty Ht: 2 - 2 Story				A Bath: 1	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Good														
Foundation: 1 - Concrete				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath: 1	Rating:														
Prime Wall: 4 - Vinyl				A HBth:	Rating:														
Sec Wall: %				OthrFix: 1	Rating:														
Roof Struct: 2 - Hip				OTHER FEATURES															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good														
Color: GRAY				A Kits: 1	Rating:														
View / Desir:				Fapl: 1	Rating: Good														
GENERAL INFORMATION				WSFlue: 1	Rating: Average														
				CONDOS INFORMATION															
Grade: C+ - Average (+)				Location:															
Year Blt: 1951	Eff Yr Blt:			Total Units:															
Alt LUC:	Alt %:			Floor:															
Jurisdict:	Fact: .			% Own:															
Const Mod:				Name:															
Lump Sum Adj:				DEPRECIATION															
INTERIOR INFORMATION				Phys Cond: GD - Good	18. %	Exterior:	No Unit	RMS	BRS	FL									
Avg Ht/FL: STD				Functional:	%	Interior:					7	4	1						
Prim Int Wal 1 - Drywall				Economic:	%	Additions:													
Sec Int Wall: %				Special:	%	Kitchen:													
Partition: T - Typical				Override:	%	Baths:													
Prim Floors: 3 - Hardwood				Total: 18.6 %		Plumbing:													
Sec Floors: %				CALC SUMMARY															
Bsmnt Flr: 12 - Concrete				Basic \$ / SQ: 100.00		Electric:													
Subfloor:				Size Adj.: 1.04845166		Heating:													
Bsmnt Gar:				Const Adj.: 1.00989902		General:													
Electric: 3 - Typical				Adj \$ / SQ: 105.883		Totals													
Insulation: 2 - Typical				Other Features: 90750															
Int vs Ext: S				Grade Factor: 1.10															
Heat Fuel: 2 - Gas				NBHD Inf: 1.00000000															
Heat Type: 3 - Forced H/W				NBHD Mod:															
# Heat Sys: 1				LUC Factor: 1.00															
% Heated: 100	% AC:			Adj Total: 496817															
Solar HW: NO	Central Vac: NO			Depreciation: 92408															
% Com Wal	% Sprinkled			Depreciated Total: 404409															
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val:													
Make:	Model:	Serial #:	Year:	Color:															
SPEC FEATURES/YARD ITEMS																			
PARCEL ID 105.0-0002-0006.0																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	
3	Garage	D	Y	1	24X24	A	AV	1951	19.34	T	40	101			6,700			6,700	
11	Pool-Vinyl	D	Y	1	12X32	A	AV	1970	19.62	T	39.2	101			4,600			4,600	
2	Frame Shed	D	Y	1	8X10	A	AV	1980	0.00	T	31.2	101							
More: N				Total Yard Items: 11,300				Total Special Features:				Total: 11,300				IMAGE			
AssessPro Patriot Properties, Inc																			
																			